FOUND CONC MON W/BRASS DISK, DOWN 0.4' IN CASE WGS ID NO. 44224 FOUND CONC MON N: 689252.36' W/BRASS DISK, E: 1210653.93' DOWN 0.8' IN CASE ACKNOWLEDGEMENT THIS BOUNDARY LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS. DON CASAD AN AUTHORIZED REPRESENTATIVE OF VALLEY SQUARE LLC STATE OF WASHINGTON COUNTY OF PIERCE ON THIS DAY PERSONALLY APPEARED BEFORE ME DON CASAD, TO ME KNOWN TO BE AN AUTHORIZED REPRESENTATIVE OF VALLEY SQUARE LLC, THE COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND 01°40°13" E BAS (ANGLE EXA DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF THE COMPANY. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ 2 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON MY COMMISSION EXPIRES N 88°49'59" W 1307.35' (1307.27' R7) (1307.17' R8, R9 & R10) FOUND EMPTY (1307.30' R11) MON CASE (1307.23' R13) 264.01' R1 MAIN ST E 240.00' /R14). AVE A OCX FOUND CONC MON W/BRASS DISK, DOWN 0.7' IN CASE 0°25'39" R2 -CONTROL DETAIL NTS FOUND CONC MON W/BRASS DISK, DOWN 0.5' IN CASE (HELD FOR POSITION) WGS ID NO. 44223 N: 685084.24' E: 1210532.39'

CITY OF SUMNER **BOUNDARY LINE ADJUSTMENT**

A PORTION OF THE SW 1/4, SW 1/4, SEC. 19, T. 20 N., R. 5 E., W.M.

ORIGINAL TRACT ASSESSOR'S PARCEL NO(S).

0520193800, 0520193100,

THIS LOT LINE ADJUSTMENT IS NOT A PLAT, REPLAT, OR SUBDIVISION

VICINITY MAP 1"=1000' WASHINGTON ST ACADEMY ST

VFOUND CONC MON

DOWN 1.0' IN CASE AT 1/16TH COR

W/BRASS DISK,

BASIS OF BEARINGS

SS.

WASHINGTON COORDINATE SYSTEM, NAD83(91), SOUTH ZONE, DERIVED FROM WGS SURVEY CONTROL NETWORK - ACCEPTED THE CALCULATED BEARING OF N 01°40'13" E BETWEEN WGS PUBLISHED POINT ID NOS. 44223 & 44224, BASED ON FOUND MONUMENTS IN CASE.

N 88°52'40" W 659.52'

(659.55' R8 & R13)

(659.61' R10)

FOUND CONC MON

DOWN 0.4' IN CASE

W/BRASS DISK,

REFERENCES

- 1. RECORD OF SURVEY, A.F.N. 200808155001
- 2. CITY OF SUMNER BOUNDARY LINE ADJUSTMENT PLN-2013-0525, A.F.N.
- 3. FILBERT ACRES, A.F.N. 202006015002
- 4. CITY OF SUMNER BOUNDARY LINE ADJUSTMENT, A.F.N. 200606085008
- 5. RECORD OF SURVEY, A.F.N. 8408280286
- 6. RECORD OF SURVEY, A.F.N. 8409050452
- 7. RECORD OF SURVEY, A.F.N. 9412230281
- 8. CITY OF SUMNER BOUNDARY LINE ADJUSTMENT, A.F.N. 201807315011
- 9. CITY OF SUMNER SHORT PLAT, A.F.N. 9909095004
- 10. CITY OF SUMNER SHORT PLAT, A.F.N. 9812035006
- 11. CITY OF SUMNER SHORT PLAT AMENDMENT PLN 2002-00004, A.F.N.
- 12. CITY OF SUMNER BOUNDARY LINE ADJUSTMENT, A.F.N. 200305165001
- 13. RECORD OF SURVEY, A.F.N. 200803285005
- 14. JOSEPHINE ESTATES, A.F.N. 9012140190

RECORDS OF PIERCE COUNTY, WA

SURVEYOR'S NOTES

FOUND CONC MON

DOWN 0.6' IN CASE

W/BRASS DISK,

R D

1. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN NOVEMBER 2020 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

N 88°51'47" W 659.59'

(659.62' R10) (659.61' R13)

- 2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND LEICA TS16 ROBOTIC TOTAL STATION AND/OR LEICA GS16 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY
- 3. SUBJECT PROPERTY TAX PARCEL NOS. 0520193800, 0520193100, 0520193022.
- 4. APPROXIMATE SUBJECT PROPERTY AREA IS: 31,375 S.F. (0.72± ACRES) AS SURVEYED
- 5. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY'S "ALTA COMMITMENT FOR TITLE INSURANCE", CERTIFICATE NO. 1002-285309-RTT, DATED AUGUST 16, 2019. IN PREPARING THIS MAP, BBA LAND SURVEYING HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS BBA LAND SURVEYING AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "ALTA COMMITMENT FOR TITLE INSURANCE". BBA LAND SURVEYING HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND BBA LAND SURVEYING QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

NARRATIVE

THERE ARE VARYING UNDERSTANDINGS FOR THE LOCATION OF THE INTERSECTION OF MAIN STREET EAST AND THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 20 N., RANGE 5 E. W.M. THIS SURVEY IS BASED ON THE NEAREST POSSIBLE RETRACEMENT OF REFERENCE NOS. 5 AND 6, WHICH ARE THE EARLIEST FOUND RECORD OF SURVEYS THAT DEPICT THE BOUNDARIES OF SUBJECT PARCEL NOS. 0520193800 AND 0520193100 AND AGREE CLOSELY WITH DEED CALLS, VARIOUS OTHER RECORDS AND NORTH-SOUTH POSITIONS OF THOSE CORNERS SET BY REFERENCE NO. 1, A RECENT SURVEY OF THE SUBJECT

APPROVAL - CITY OF SUMNER COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED AND APPROVED FOR COMFORMANCE WITH SUMNER MUNICIPAL CODE AND APPLICABLE CITY ORDINANCE.

COMMUNITY DEVELOPMENT DIRECTOR

DATE

COUNTY ASSESSOR/TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED

PIERCE COUNTY ASSESSOR/TREASURER DATE

DEPUTY ASSESSOR/TREASURER DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF_

RECORDS OF PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON. AUDITOR'S FEE NUMBER

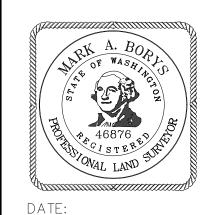
PIERCE COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF VALLEY SQUARE LLC.

PROFESSIONAL LAND SURVEYOR

DATE





ORIGINAL TRACT OWNER

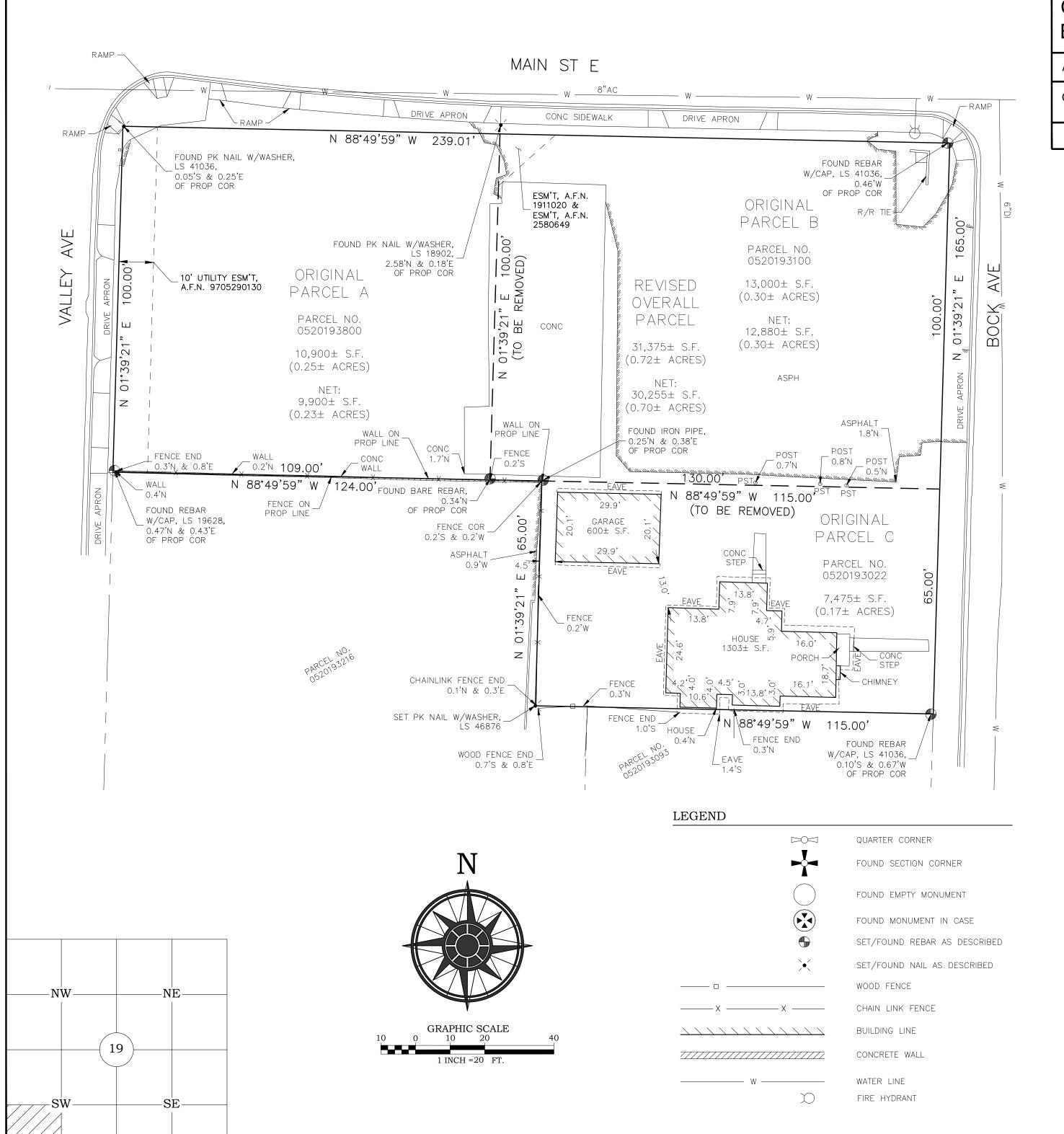
VALLEY SQUARE LLC CONTACT: DON CASAD 9318 VETERANS DRIVE SW EMAIL: DCASAD@ENVISIONPM.NET APT. 3 LAKEWOOD, WA 98498 PHONE: 253.576.9612

EXISTING ZONING: SOURCE OF WATER: TYPE OF ACCESS: SEWER SYSTEM: SCALE: AS NOTED DRAWN BY: RSN

JOB NO. 20528

GENERAL COMMERCIAL CITY OF SUMNER PUBLIC RIGHT OF WAY CITY OF SUMNER NO. OF ADJUSTED PARCELS: 1 CHECKED BY: MAB

PAGE 1 OF 2



CITY OF SUMNER BOUNDARY LINE ADJUSTMENT

A PORTION OF THE SW 1/4. SW 1/4. SEC. 19. T. 20 N., R. 5 E., W.M.

ORIGINAL TRACT ASSESSOR'S PARCEL NO(S). 05

0520193800, 0520193100,

THIS LOT LINE ADJUSTMENT IS NOT A PLAT, REPLAT, OR SUBDIVISION

ORIGINAL PARCEL A LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE, WASHINGTON, 1,199.80 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE NORTH ALONG SAID WEST LINE 100 FEET TO THE SOUTH LINE OF SUMNER—BUCKLEY HIGHWAY; THENCE NORTH 89°38' EAST ALONG SAID SOUTH LINE 109 FEET; THENCE SOUTH 100 FEET; THENCE SOUTH 89°38" WEST, 109 FEET TO THE POINT OF BEGINNING.

ORIGINAL PARCEL B LEGAL DESCRIPTION

COMMENCING AT A POINT 1,199.80 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SUMNER—BUCKLEY HIGHWAY, 109 FEET TO A POINT 100 FEET SOUTH OF THE SUMNER—BUCKLEY HIGHWAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST PARALLEL WITH THE SOUTH LINE OF SAID SUMNER—BUCKLEY HIGHWAY, 130 FEET TO THE WEST LINE OF BOCK LANE; THENCE NORTH ALONG THE WEST LINE OF BOCK LANE, 100 FEET TO THE SOUTH LINE OF SUMNER—BUCKLEY HIGHWAY; THENCE WEST ALONG THE SOUTH LINE OF SAID ROAD, 130 FEET TO A POINT 109 FEET EAST OF THE WEST LINE OF SAID SECTION 19; THENCE SOUTH PARALLEL WITH THE WEST LINE OF BOCK LANE, 100 FEET TO THE POINT OF BEGINNING.

ORIGINAL PARCEL C LEGAL DESCRIPTION

BEGINNING 1,134.80 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;
THENCE EAST PARALLEL WITH THE SOUTH LINE OF SUMNER-BUCKLEY HIGHWAY, 124 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING EAST 115 FEET TO THE WEST LINE OF BOCK LANE, AS SET FORTH IN INSTRUMENT RECORDED UNDER RECORDING NO. 308306;
THENCE NORTH 65 FEET TO A POINT 100 FEET SOUTH OF THE SOUTH LINE OF SUMNER-BUCKLEY HIGHWAY;
THENCE WEST 115 FEET;

REVISED LEGAL DESCRIPTION

THENCE SOUTH 65 FEET TO THE TRUE POINT OF BEGINNING.

THAT PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 01°39'21" EAST, ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 1199.89 FEET TO A POINT WHICH LIES 100.00 FEET SOUTH OF THE SOUTH LINE OF SUMNER-BUCKLEY HIGHWAY, AS MEASURED ALONG SAID WEST LINE AND THE POINT OF BEGINNING; THENCE SOUTH 88°49'59" EAST, ALONG A LINE RUNNING PARALLEL WITH AND 100.00 FEET SOUTH OF SAID LINE, AS MEASURED ALONG SAID WEST LINE, 124.00 FEET; THENCE SOUTH 01°39'21" WEST 65.00 FEET;

THENCE SOUTH 88°49'59" EAST, RUNNING PARALLEL WITH SAID SOUTH LINE, 115.00 FEET, TO THE WEST LINE OF BOCK LANE; THENCE NORTH 01°39'21" EAST, ALONG SAID WEST LINE OF BOCK LANE, 165.00 FEET, TO SAID SOUTH LINE; THENCE NORTH 88°49'59" WEST, ALONG SAID SOUTH LINE, 239.01 FEET,

THENCE NORTH 88 49 59 WEST, ALONG SAID SOUTH LINE, 239.01 FEET, TO SAID WEST LINE OF SECTION 19; THENCE SOUTH 01°39'21" WEST, ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 100.00 FEET, TO THE POINT OF BEGINNING;

SITUATE IN THE CITY OF SUMNER, COUNTY OF PIERCE, STATE OF WASHINGTON.

PAGE 2 OF 2

